



80 Windsor Road  
Penarth, CF64 1JL

Watts  
& Morgan



# 80 Windsor Road

Penarth, CF64 1JL

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**£524,500 Freehold**

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Watts & Morgan are delighted to market this spacious 5 bedroom 3-storey Victorian home located a short walk to Penarth Town Centre. In catchment for Albert and Stanwell Schools and conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, hallway, bay-fronted living room, dining room, kitchen/breakfast room, utility room and cloakroom. First floor landing, master bedroom with en-suite, spacious double bedroom with walk-in wardrobe, spacious single bedroom and family bathroom. Second floor accommodation, 2 spacious double bedrooms and a shower room. Externally the property benefits from low maintenance front and rear gardens. Being sold with no onward chain. EPC Rating; 'TBC'

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## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 10.1 miles

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## Summary of Accommodation

### ACCOMODATION

Entered via a wooden door into an entrance porch benefitting from carpeted flooring. An obscured glazed wooden door provides access into the welcoming hallway benefitting from laminate wood effect flooring, carpeted staircase, cornice work detail and a wall-mounted alarm panel.

The bay fronted sitting room enjoys continuation of laminate wood effect flooring, a central feature fireplace with feature surround, a uPVC double-glazed window to the front elevation and decorative coving. Obscured glazed double-doors lead into the dining room which benefits from continuation of wooden laminate flooring, a feature fireplace and uPVC double-glazed French doors providing access to the rear garden.

The open-plan kitchen/breakfast room is the focal point of the home and enjoys tiled flooring, uPVC double-glazed windows to the side elevation and a uPVC double-glazed sliding door to the rear garden. The kitchen benefits from a range of base and wall units with granite work surfaces. Integral appliances to remain include; a 4-ring induction hob, a 'Zanussi' electric oven and extractor fan. The kitchen further benefits from a tiled splash-back and a stainless steel bowl sink. The kitchen/breakfast room offers a central feature wood burner and a recessed cupboard housing the 'Worcester' combi boiler.

The utility room has been fitted with a range of base units with space and plumbing provided for freestanding white goods. It features a stainless steel sink, tiled flooring, tiled walls and a uPVC double-glazed window to the side elevation.

The downstairs cloakroom has been fitted with a 2-piece white suite comprising; a WC and a wash hand basin set within vanity unit. Further benefits from an extractor fan, tiled walls and flooring and a fitted mirror. The first floor landing enjoys carpeted flooring and a carpeted staircase leads to the second floor accommodation.

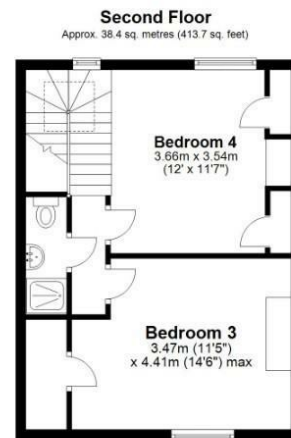
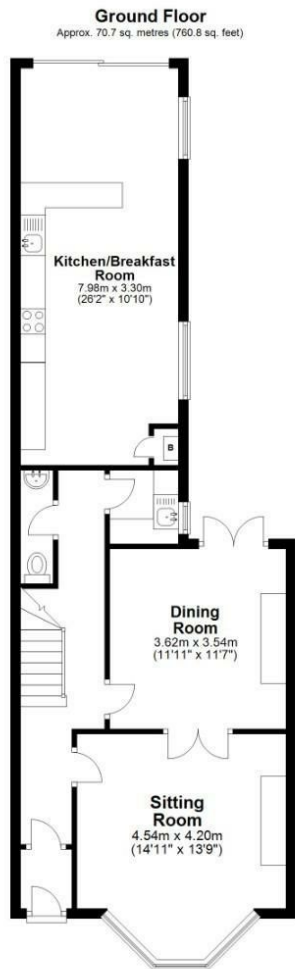
Bedroom One is a spacious double bedroom which enjoys carpeted flooring, fitted wardrobe and a uPVC double-glazed window to the rear elevation. A loft hatch provides access to the loft space.

The en-suite has been fitted with a 3-piece white suite comprising a panelled bath with an electric 'Neptune' shower over, a wash hand basin and WC. It features fully tiled walls and flooring, a wall-mounted mirror, obscured uPVC double-glazed window to the side elevation and a towel rail. Bedroom Two is another spacious double bedroom which enjoys carpeted flooring, central feature fireplace and a uPVC double-glazed window to the front elevation. The bedroom also benefits from a large walk-in wardrobe with rails, shelving and carpeted flooring.

Bedroom Five is spacious single bedroom which enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

The spacious family bathroom has been fitted with a 5-piece white suite comprising; a P-shaped panelled bath with a thermostatic shower over, a corner shower cubicle with a thermostatic rainfall shower over and handheld attachment, WC, bidet and a wash hand basin. It offers tiled walls and flooring, wall-mounted mirrors, a uPVC double-glazed window to the rear elevation and an extractor fan.





Total area: approx. 163.4 sq. metres (1758.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

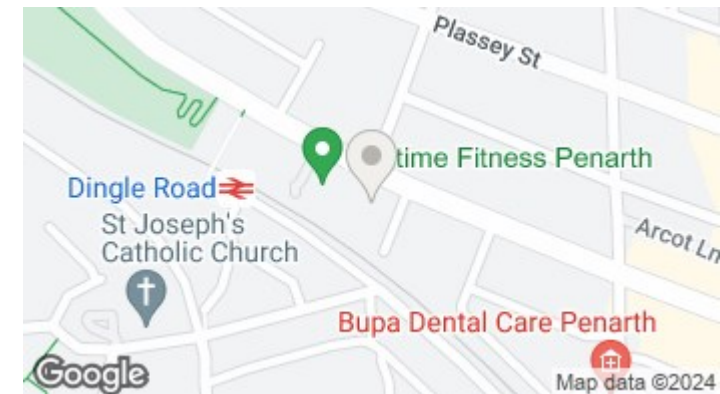
80 Windsor Road, Penarth

The second floor landing benefits from carpeted flooring, a uPVC double-glazed window to the rear elevation, a Velux roof light and a loft hatch providing access to the loft space. Bedroom Three is a spacious double bedroom located to the front of the property which enjoys carpeted flooring, a large walk-in wardrobe with shelving and rails. Bedroom Four is a generously sized double bedroom which enjoys carpeted flooring, two fitted wardrobes and a uPVC double-glazed window to the rear elevation. The family shower room has been fitted with a 3-piece white suite comprising; a glass shower cubicle with a 'Triton' electric shower over, wash hand basin and WC. Further benefits from tiled flooring, tiled walls, wall-mounted mirror and an extractor.

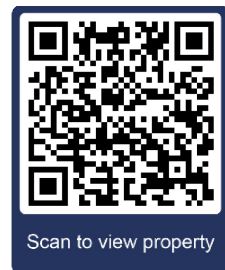
### OUTSIDE & ADDITIONAL INFORMATION

80 Windsor Road enjoys a low maintenance front garden which is predominantly block paved. To the rear of the property is a generously sized low maintenance garden which is predominately laid to lawn, a large decked area provides ample space for outdoor entertaining and dining. The property also benefits from a garden shed.

Freehold. All mains services connected. Council Tax is Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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